

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 27, 2003**

PRESENT: Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Janet R. Hall, Mason District

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The meeting was called to order at 8:23 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Smyth MOVED THAT THE DECISION ONLY ON PCA-84-D-049-5 AND FDPA-84-D-049-6, TYSONS II LAND COMPANY LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 3, 2003.

Commissioners DuBois and Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn, Byers and Hall absent from the meeting.

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FS-B02-18 - NEXTEL COMMUNICATIONS - 8100 Braddock Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT FS-B02-18, NEXTEL COMMUNICATIONS, IN WAKEFIELD PARK, OUTSIDE THE FLOODPLAIN AND STILL WITHIN THE VEPKO EASEMENT, IS A "FEATURE SHOWN."

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Hall absent from the meeting.

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RZ-2002-HM-035 - COPPERMINE ASSOCIATES & DULLES TECH
FDP-2002-HM-035 - COPPERMINE ASSOCIATES & DULLES TECH
PCA-79-C-037-4 - DULLES TECH LC (Decision Only)

(The public hearing on this application was held on March 26, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-79-C-037-4.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn, Byers and Hall absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-HM-035, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED MARCH 27, 2003, CONTINGENT UPON THE APPLICANT'S PAYMENT OF FUNDS ACCORDING TO THE BOARD OF SUPERVISORS' FORMULA FOR THE REZONING OF COMMERCIAL AND INDUSTRIALLY ZONED LAND TO RESIDENTIAL USE WITHIN THE ROUTE 28 TAX DISTRICT, WITH SUCH PAYMENT TO BE RECEIVED PRIOR TO THE EFFECTIVE DATE OF THE REZONING AS SET BY THE BOARD OF SUPERVISORS. FURTHER, I MOVE TO RECOMMEND TO THE BOARD THAT THE BOARD SET A DATE UP TO 30 DAYS FROM THE BOARD'S DECISION ON THIS APPLICATION AS THE "EFFECTIVE DATE OF THE REZONING."

Commissioner DuBois seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Alcorn, Byers and Hall absent from the meeting.

Commissioner de la Fe MOVED TO APPROVE FDP-2002-HM-035, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED MARCH 26, 2003, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2002-HM-035.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Alcorn, Byers and Hall absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE PERIMETER OF THE SITE AND BETWEEN THE RESIDENTIAL AND PUBLIC USES TO PERMIT THE LANDSCAPING AND

BARRIERS DEPICTED ON THE CDP/FDP.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Alcorn, Byers and Hall absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Alcorn, Byers and Hall absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE LOADING SPACE REQUIREMENTS.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Alcorn, Byers and Hall absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT BACKYARD SPACE FOR SINGLE FAMILY ATTACHED UNITS.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Alcorn, Byers and Hall absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy announced that the only item on tonight's agenda was a workshop on a proposed Zoning Ordinance Amendment on outdoor lighting standards, which was scheduled for public hearing before the Planning Commission on May 1, 2003 and before the Board of Supervisors on June 16, 2003.

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ZONING ORDINANCE AMENDMENT (OUTDOOR LIGHTING STANDARDS)
WORKSHOP

Mr. Jack Reale and Lorrie Kirst, Zoning Administration Division, Department of Planning and Zoning, presented the staff report on the proposed Ordinance, a copy of which is in the date file.

Mr. Reale responded to questions from Commissioner Kelso concerning the requirement for certification by the owner or developer that outdoor lighting complied with the new Zoning Ordinance; and from Commissioner DuBois about outdoor recreational lighting.

Commissioner Wilson presented a slide show prepared by the Virginia Crime Prevention Association, to promote a program called "Crime Prevention Through Environmental Design" to increase security and decrease crime throughout the United States, with lighting being one part of the program.

Mr. Reale introduced Donald Fentriss, Vice President, Municipal Utility Division, Hadco Lighting, who made a presentation on refractive and cut-off lighting, and provided examples of both types of lighting with high pressure sodium lamps and metal halide lamps, for the edification of the Commission.

Following a question and answer period, Chairman Murphy closed the workshop.

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The meeting was adjourned at 10:50 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Rodeffer

Approved on: March 17, 2005

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission